



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-09/17)
Zoning By-law Amendment from General Agriculture (AG1) to General Agriculture-Special Provisions (AG1-24) and Agricultural Small Holding (AG4).

Location: Conc Northeast BDY Lot 24 Lot 25 (41167 Line 17, Usborne Ward)

Applicant: Brian Miller

Owner: Brian Miller

This report is submitted to South Huron Council for the Public Meeting on November 6, 2017.

RECOMMENDATION

This rezoning application (#D14-09/17) is a condition of consent file #B46/17 which was granted approval with conditions by Huron County. The Department did not support the severance application and **is not supportive of the rezoning** due to there being no existing dwelling on the proposed severed parcel to qualify as a surplus dwelling.

PURPOSE AND EFFECT

The subject property is known as 41167 Line 17, and the legal description of the subject property is Conc Northeast BDY Lot 24 Lot 25, Usborne Ward, Municipality of South Huron.

This rezoning is a condition of severance application B46/2017 which was approved by Huron County Council.

The severed lands require a zone change from General Agriculture (AG1) to Agricultural Small Holding (AG4). The severed parcel is approximately 2.47 acres (1ha) and contains a barn and shed.

The retained lands require a zone change from General Agriculture (AG1) to General Agriculture Special Provisions (AG1-24) in order to prohibit the construction of a new residential building as required by the Provincial Policy Statement and the South Huron Official Plan. The retained vacant farm lands are approximately 128.49 acres (52 hectares) in size and will continue to be used for agricultural purposes. A portion of the retained lands are zoned Natural Environment (NE1) and will remain under this zone.

This By-law amends zoning by-law #13-1984, of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Proposed retained parcel identified in yellow. Proposed severed parcel identified in red.



Figure 2: Aerial of land to be severed



Figures 3 and 4: Images of proposed severed parcel.



COMMENTS

This Zoning By-law Amendment application is a condition of Consent file B46/2017 that was approved by the County of Huron. The application does not conform with the Provincial Policy Statement, Huron County Official Plan, or South Huron Official Plan requirement that there be an existing dwelling 15 years of age on the proposed severed parcel to qualify as a surplus dwelling. There is no existing dwelling on the subject lands so this is not considered a surplus dwelling under related policies.

OTHERS CONSULTED

No additional comments were received at the time of writing this report.

Sincerely,

“original signed by”

Sarah Smith
Planner